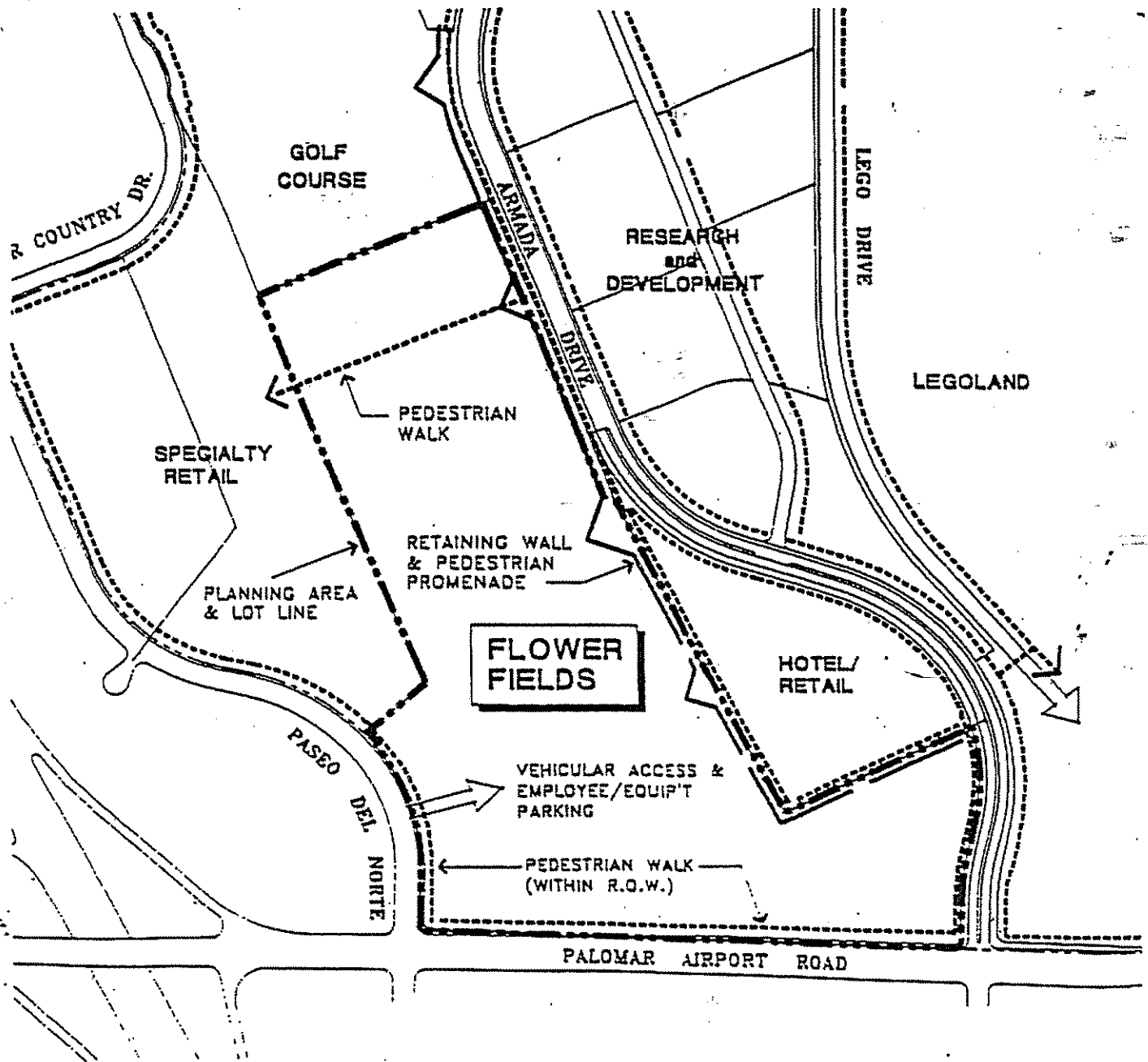


CITIZENS COMMITTEE TO STUDY THE FLOWER FIELDS AND THE  
STRAWBERRY FIELDS AREA

EXHIBITS FOR THE PRESENTATION ON BACKGROUND INFORMATION



LAND USE: AGRICULTURE

NET PARCEL AREA: 53.42 ACRES

DEVELOPMENT PROGRAM: CONTINUATION OF CURRENT USE-  
FLOWER BULB, CUT FLOWER PRODUCTION.

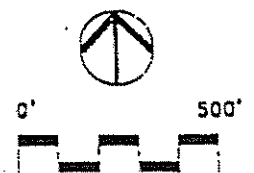
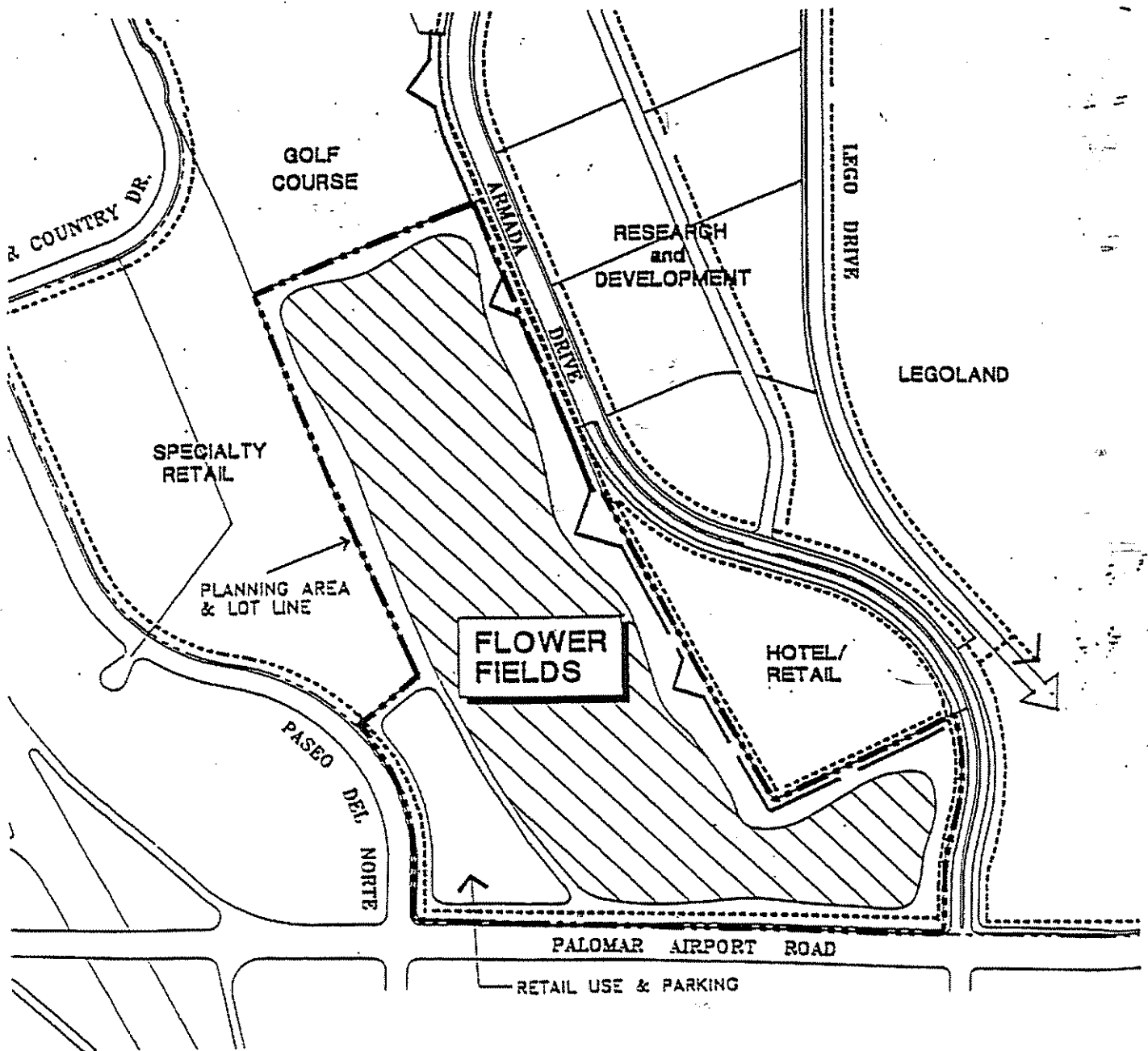


Figure 49

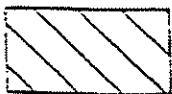
## PLANNING AREA 7 - FLOWER FIELDS



LAND USE: AGRICULTURE

GROSS PARCEL AREA: 53.42 ACRES

DEVELOPMENT PROGRAM: CONTINUATION OF CURRENT USE—  
FLOWER BULB, CUT FLOWER PRODUCTION.



APPROXIMATE PLANTING AREA (INCLUDING FARM  
ROADS AND PEDESTRIAN PATHS).

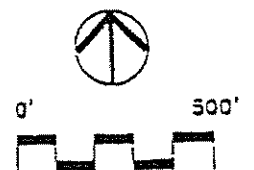


Figure 49A

## PLANNING AREA 7 - FLOWER FIELDS PLANTING AREA

## SPECIFIC PLAN 207 CONDITION APPLYING TO THE FLOWER FIELDS

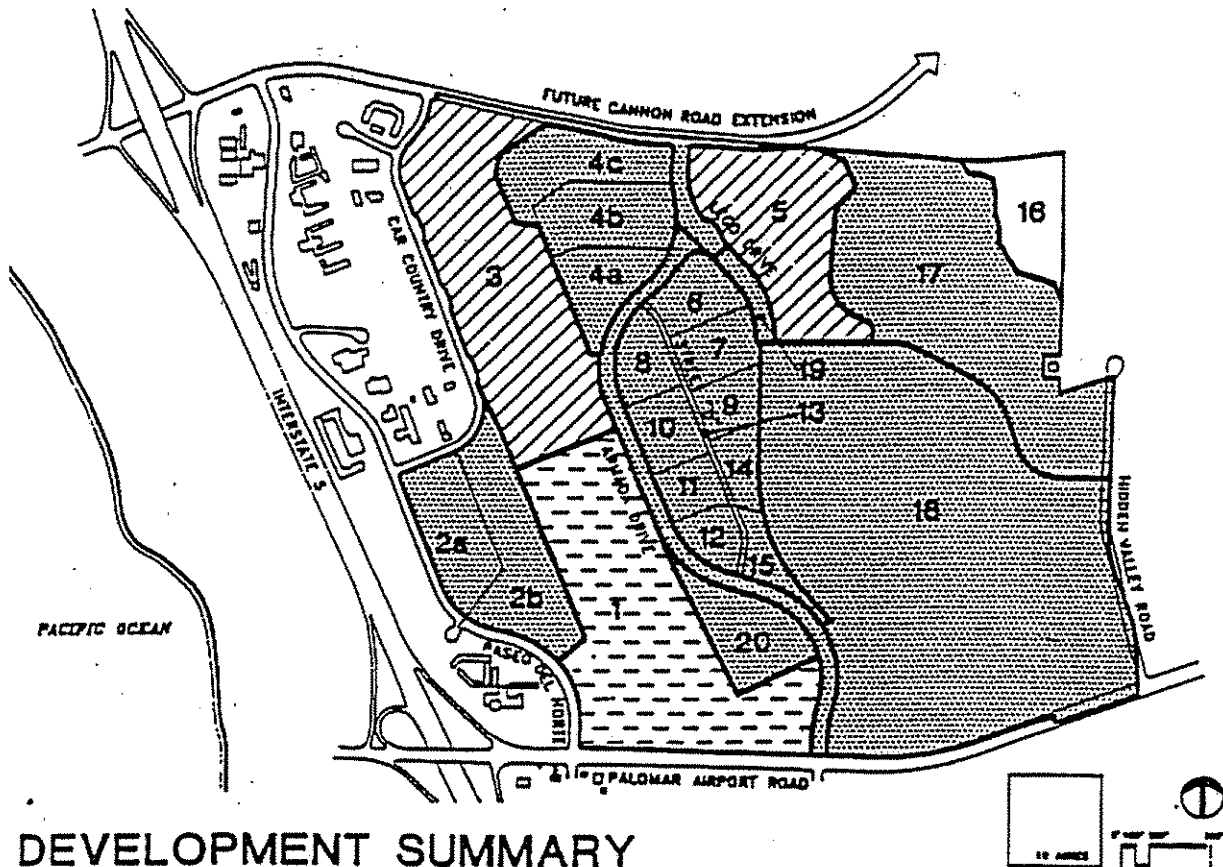
The Flower Fields shall remain in flower production in perpetuity. The landowner will plant an open-field flowering crop every year, substantially in the area as shown in the Flower Field Figure 49(A). If the landowner desires to change or modify this obligation, landowner will provide a five-year advance notice to the City Council, accompanied by an alternative agricultural use proposal which landowner intends to initiate at the end of said five years. The City Council shall hold a hearing to review and approve the proposed alternative. Additionally, the City and landowner shall investigate and may implement any methods available to allow the continuation of flower production in accordance with the General Plan. This Condition shall be evidenced by a deed restriction and inclusion of notice in the CC&R's restricting Planning Area 7 to agricultural use.

Subject to any Right of First Offer held by LEGO Park Planning, Inc., Landowner shall grant to City an exclusive Right of First Offer ("First Offer Right") to acquire the Flower Fields at a purchase price and upon such other terms and conditions as Landowner would be willing to accept from any third party. Landowner shall not sell all or any portion of the Flower Fields (other than to a party purchasing for purposes of continuing the open field flower business with a continued obligation to provide this First Offer) without (i) first offering the property to City by written notice at a purchase price and upon such other terms and conditions that Landowner would be willing to accept from any third party, and (ii) City's failure to elect to purchase on such terms and conditions by written notice to Landowner within 90 days of said notice. Any sale at a purchase price of less than 90% of the price at which the property has been offered to the City shall not be made without first offering the City the right to purchase at this price upon 60 days notice, to purchase the property.

The foregoing First Offer Right shall survive any transfer by the Landowner to any affiliate of Landowner and shall be included in a deed restriction for Planning Area 7.

Exhibit 3

## Exhibit 4.3 Agricultural Lands



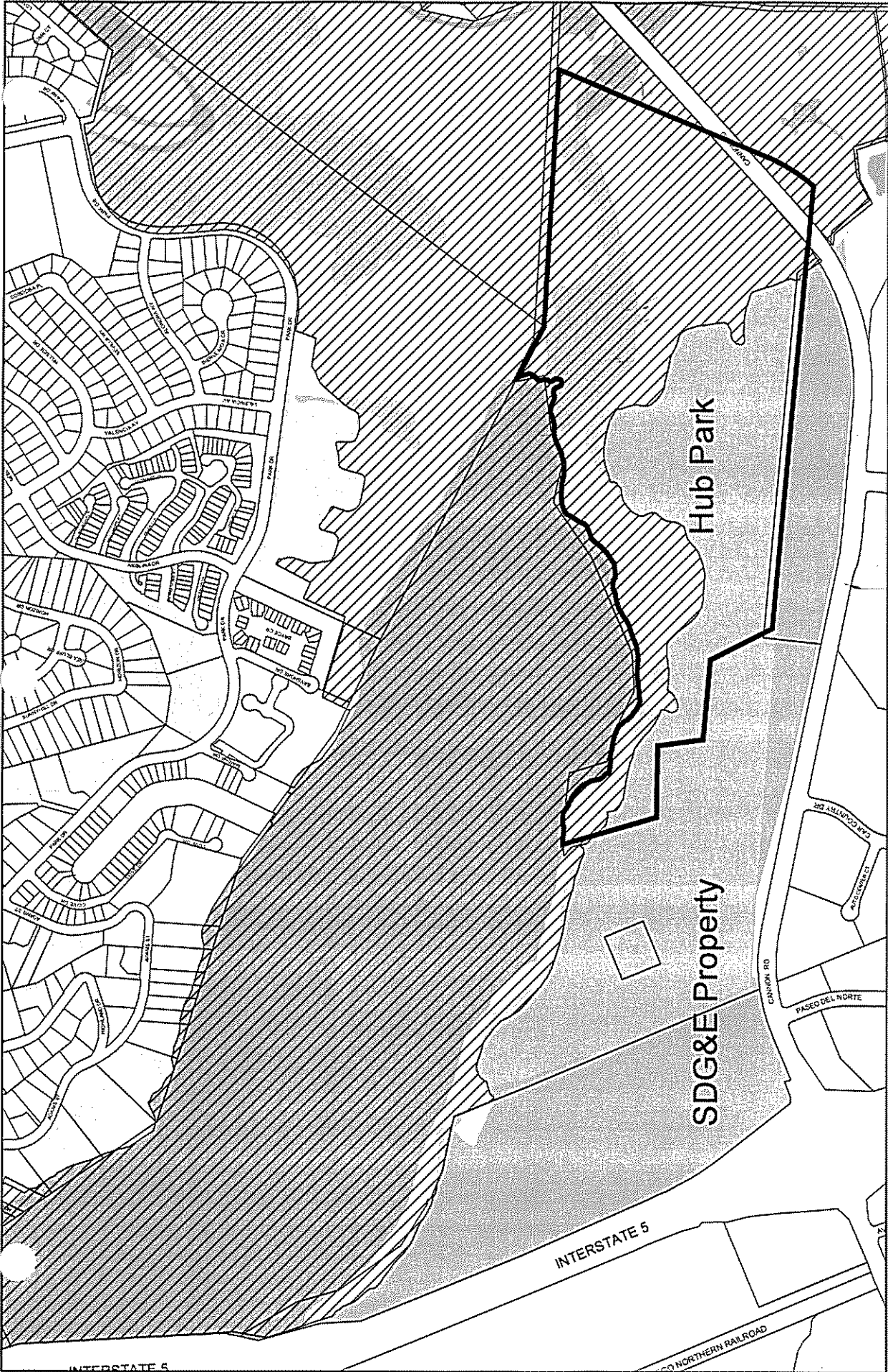
## DEVELOPMENT SUMMARY



NUMBER	LAND USE	ACRES (NET)	DEVELOPMENT PROGRAM
1	AGRICULTURE	53.42	EXISTING FLOWER FIELDS
2a,b	SPECIALTY RETAIL	26.65	300,000 SF
3	GOLF	45.61	4 HOLES OF GOLF
4a,b,c	G.I.A. VOCATIONAL SCHOOL	28.93	550,000 SF
5	GOLF	26.46	3 HOLES OF GOLF
6-12, 14-15	RESEARCH & DEV'T	40.01	800,000 SF
13	STREET "D" (PRIVATE)	1.97	
16	OPEN SPACE	10.00	PRESERVE IN NATURAL STATE
17	RESORT	52.80	700 SUITES; 647,000 SF
18	LEGO FAMILY PARK	128.32	425,750 S.F.
19	LEGO DRIVE (PRIVATE)	0.94	
20	COMMUNITY HOTEL & RETAIL	10.48	212,080 SF; 280 ROOMS
	PUBLIC ROADS	21.81	

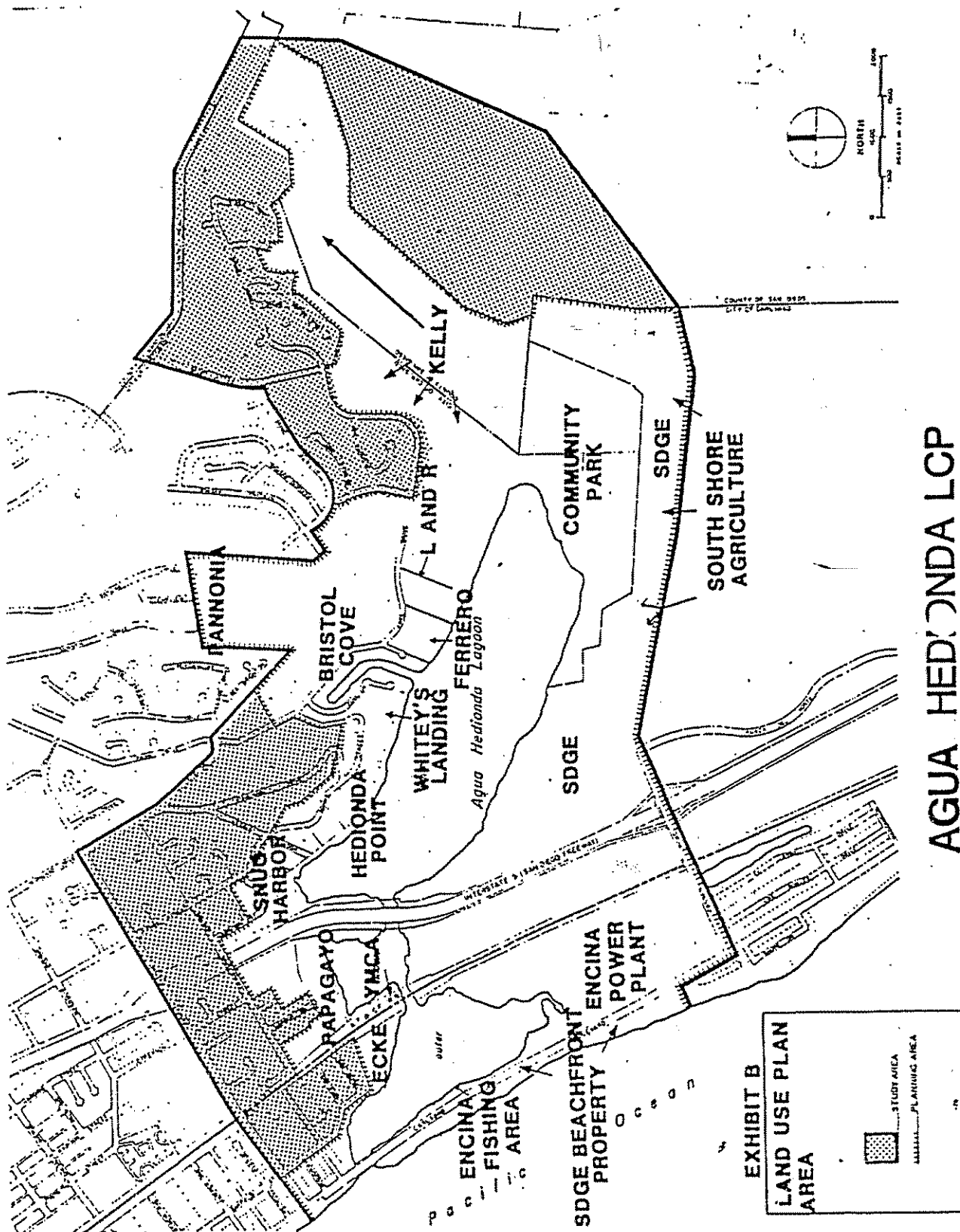


Age Group	Percentage
18-24	10%
25-34	25%
35-44	35%
45-54	20%
55-64	15%
65-74	10%
75+	5%



**Figure 17 - Revised  
Hub Park and SDG&E Property**

Exhibit 6



# AGUA HEDIONDA LCP



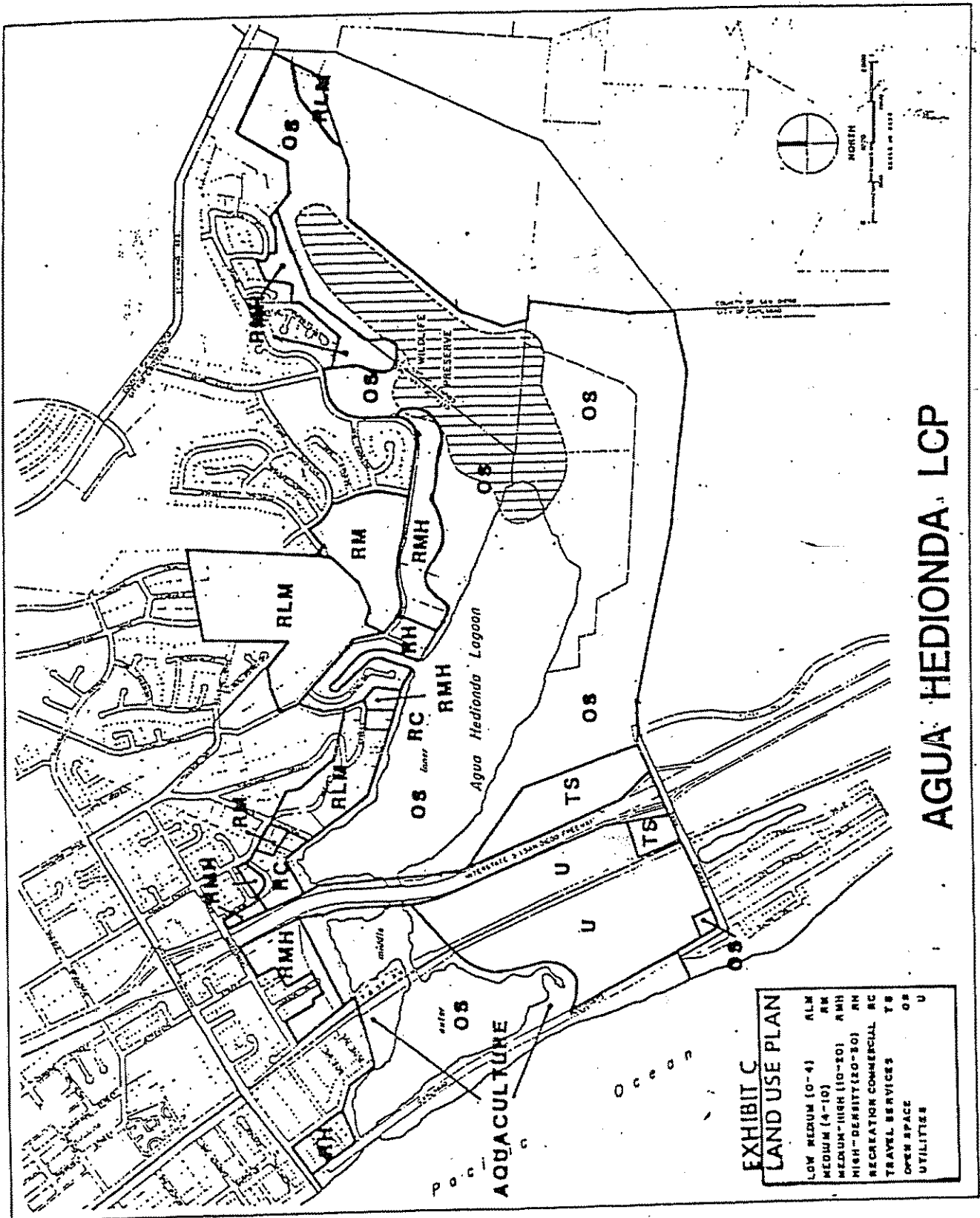


Exhibit B

## Discussion

Agriculture in the Agua Hedionda area is dependent upon a wide range of factors. The soil resource is not as ideal as that in other parts of the State but is well-suited to the existing agricultural operations. Climate is the major factor which has determined the success of the area's agriculture since it allows production during months when agriculture is precluded in competing areas. Water is a critical factor, and both direct and indirect energy costs contribute significantly to agricultural costs. Labor also represents a substantial proportion of costs; its future depends to a large extent on government policies toward undocumented aliens. Access to certain Carlsbad agricultural areas is difficult during certain times of the year. Improvement of access would involve a trade-off between production gains from better access and the potential for increased vandalism.

Agricultural activities in the plan area are limited to south shore properties. This area is contiguous with other large agricultural lands to the south and east.

## Policies

- 2.1. Conversion of agricultural property shall be consistent with Coastal Act policies, and the policies of this plan.
- 2.2. The south shore agricultural lands shall be designated "Open Space." This area shall be zoned "Exclusive Agriculture" in the implementation phase of the plan.
- 2.3. Conversion of the 48-acre SDG&E south shore property shall be subject to the following conditions:
  - a) Prior to development SDG&E shall record a permanent open space easement over the remaining agricultural lands in favor of the City of Carlsbad. Said easement shall limit uses to agriculture, utility right-of-way and maintenance, roadways, and recreation trails that do not interfere with agricultural operations.
  - b) SDG&E shall provide a written report demonstrating to the satisfaction of the City, that preservation of the site is not necessary to assure reasonable expansion opportunities for the Encina Power Plant in accordance with Coastal Act Section 30413(b), and that future expansion could reasonably be accommodated at the present power plant site. Said report shall be a requirement of a future specific development plan for the property.

Exhibit 9

c) Prior to issuance of a permit for development of the parcel, the owner shall make a portion of the site available for development as a public recreational use if the City finds that current or future recreational needs require the development of such uses in the south shore portion of the Land Use Plan area.

d) In the event that the Carlsbad Local Coastal Plan is amended to allow for a City-sponsored agricultural program, SDG&E may apply for inclusion in the amended program.



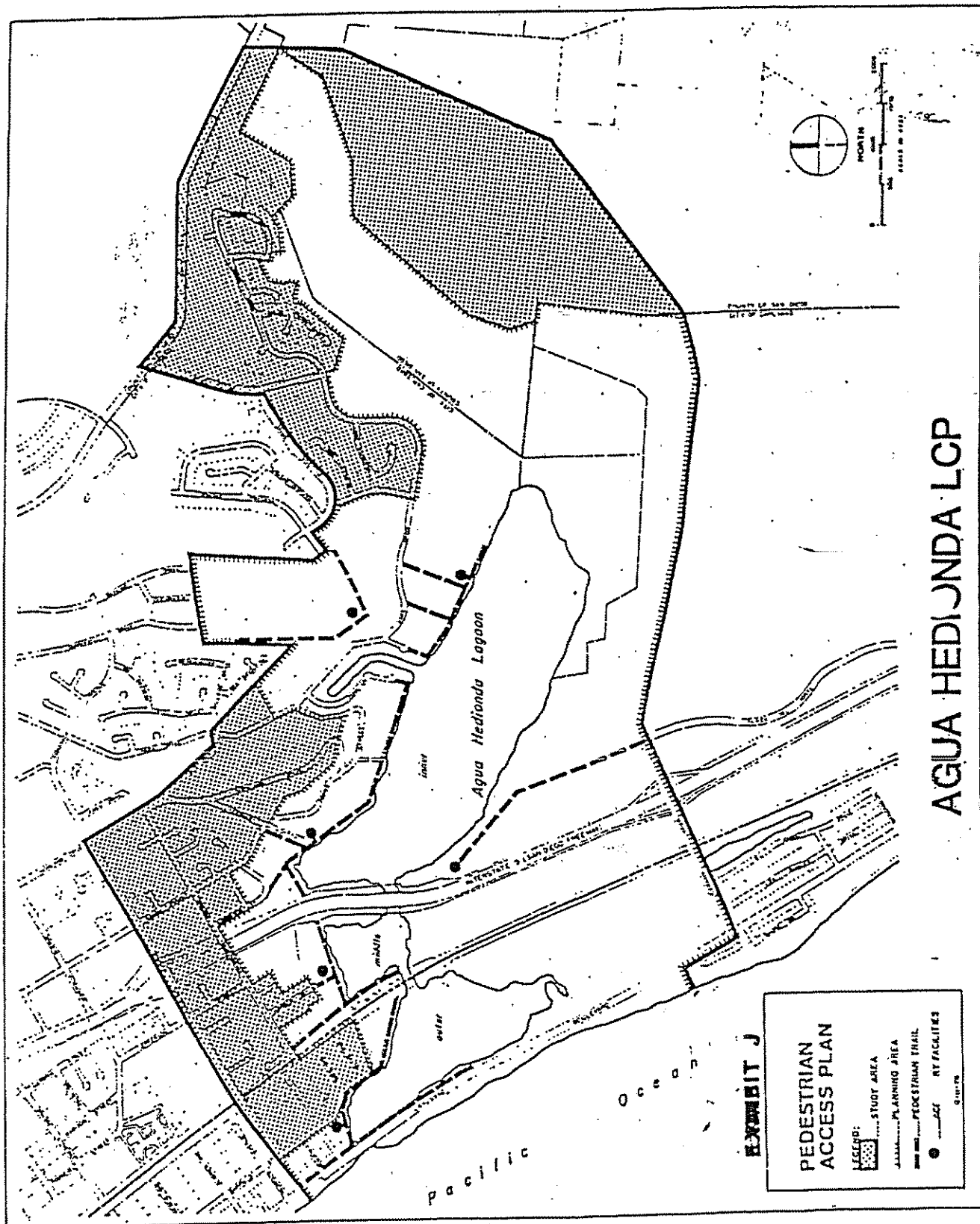


Exhibit 11

